



CITY OF CHARLESTON

Planning Commission Agenda Package

FOR THE MEETING OF :

June 17, 2015 5:00PM 2 George St

CITY OF CHARLESTON



DEPARTMENT OF PLANNING, PRESERVATION AND SUSTAINABILITY

www.charleston-sc.gov/pc

CITY OF CHARLESTON PLANNING COMMISSION

MEETING OF JUNE 17, 2015

A meeting of the City of Charleston Planning Commission will be held at **5:00 p.m., on Wednesday, June 17, 2015** in the Public Meeting Room, 1st Floor, 2 George St. The following applications will be considered:

REZONINGS

1. **95 Folly Road Blvd (Crescent - Peninsula) TMS# 4211000063** – 1.96 ac. Request to include property in the School Overlay Zone. Zoned Single-Family Residential (SR-8).
Owner: Holy Trinity Episcopal Church
Applicant: Lee D. Stevens
2. **4 Charlotte St & 73-77 Washington St (Peninsula) TMS# 4591302004 through 007** – approx. 0.343 ac. Request to rezone from WP Old City Height District to 50/25 Old City Height District. Zoned General Business (GB).
Owner: Washington Partners LLC
Applicant: Steve Turner
3. **511-519 Meeting St & 88-90 Cooper St (Peninsula) TMS# 4590503080 through 084 & 088** – approx. 1.16 ac. Request to rezone from Light Industrial (LI) & General Business (GB) to Mixed-Use Workforce Housing (MU-2/WH) and 55/30 Old City Height District to 80/30 Old City Height District on a (western) portion.
Owner: Multiple Owners
Applicant: LS3P Associates – Richard Gowe
4. **57 Hanover St & 78-92 Nassau St (East Side - Peninsula) TMS# 4590504156, 172 & 174-177** – approx. 0.915 ac. Request to rezone from Diverse Residential (DR-2F) to Planned Unit Development (PUD).
Owner: Luxury Simplified Construction
Applicant: Byers Design Group – Todd Richardson

SUBDIVISIONS

1. **Killifish Road (Woodbury Park – Johns Island) TMS# 3130000048-050** – 52.94 ac. 48 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1).
Owner: John Bailey, Noel Tumbleston, Charles Tumbleston
Applicant: HLA, Inc. Engineering & Land Surveying
2. **Orange Grove Road (Parkshore Row – West Ashley) TMS# 4150900011, 214-218, 226** – 0.57 ac. 6 lots. Request subdivision concept plan approval. Zoned Diverse Residential (DR-2F).
Owner: Various
Applicant: Craig Delk

3. **Sanders Road (Ashley Pointe – West Ashley) TMS# 2860000444** – 84.39 ac. 136 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-6).
Owner: Bear Island, LLC 2
Applicant: HLA, Inc. Engineering & Land Surveying

ZONINGS

1. **2977 Bolton Rd (West Ashley) TMS# 3071000040** – 0.36 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Jerome & Laurachelle White
2. **300 Magnolia Rd (West Ashley) TMS# 4181300159** – 0.173 ac. Request zoning of Single-Family Residential (SR-2). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Amy Horwitz & Norman Shea
3. **239 Nelliefield Creek Dr (Nelliefield - Cainhoy) TMS# 2690104045** – 0.20 ac. Request Single-Family Residential (SR-6). Zoned Manufactured Residential (R2) in Berkeley County.
Owner: Joshua & Kayla Jones
4. **139 Nelliefield Creek Dr (Nelliefield - Cainhoy) TMS# 2690104111** – 16.94 ac. Request Single-Family Residential (SR-6). Zoned Manufactured Residential (R2) in Berkeley County.
Owner: Nelliefield POA
5. **252 Nelliefield Creek Dr (Nelliefield - Cainhoy) TMS# 2690104115** – 0.62 ac. Request Single-Family Residential (SR-6). Zoned Manufactured Residential (R2) in Berkeley County.
Owner: Nelliefield POA
6. **198 Nelliefield Creek Dr (Nelliefield - Cainhoy) TMS# 2690104112** – 0.962 ac. Request Single-Family Residential (SR-6). Zoned Manufactured Residential (R2) in Berkeley County.
Owner: Nelliefield POA
7. **459 Nelliefield Trl (Nelliefield - Cainhoy) TMS# 2690105198** – 0.114 ac. Request Single-Family Residential (SR-6). Zoned Manufactured Residential (R2) in Berkeley County.
Owner: Nelliefield POA
8. **Nelliefield Trl (Nelliefield - Cainhoy) TMS# 2690104117** – 3.026 ac. Request Single-Family Residential (SR-6). Zoned Manufactured Residential (R2) in Berkeley County.
Owner: Nelliefield POA
9. **Indigo Marsh Circle (Nelliefield - Cainhoy) TMS# 2690104116** – 6.58 ac. Request Single-Family Residential (SR-6). Zoned Manufactured Residential (R2) in Berkeley County.
Owner: Nelliefield POA

REPORT OF THE TECHNICAL REVIEW COMMITTEE

Over the past month, the following subdivision projects were submitted to the TRC for review and approval. The findings of the TRC shall be presented to the Planning Commission. Items approved by the TRC comply with all applicable regulations and standards of the City of Charleston.

PRELIMINARY & FINAL PLATS

1. **Lakeside Park (Johns Island) TMS# 2790000225, 249, 405.** 39.84 ac. 77 lots. SR-1. Final subdivision plat pending approval.
2. **Crowne Maybank (Johns Island) TMS# 3130000018.** 34.55 ac. 4 lots. PUD. Final subdivision plat pending approval.
3. **Parcel R, Block A/B-3 (Daniel Island) TMS# 2750000155.** 42.72 ac. 2 lots. DI-TC. Final subdivision plat pending approval.
4. **Swygert's Landing, Phase 4 (Johns Island) TMS# 3120000050.** 201.1 ac. 26 lots. C(ND). Preliminary subdivision plat pending approval.
5. **Fenwick Hills, Phase 2 (Johns Island) TMS# 2790000666.** 17.21 ac. 57 lots. SR-1. Final subdivision plat under review.
6. **Magnolia Bluff (West Ashley) TMS# 3580000010.** 23.81 ac. 93 lots. DR-9, C. Final subdivision plat pending approval.
7. **Work House Court (Johns Island) TMS# 3460700109.** 1.3 ac. 2 lots. SR-1. Preliminary subdivision plat under review.
8. **Brownwood Village, Phase 1 (Johns Island) TMS# 2790000226.** 30.18 ac. 60 lots. PUD. Final subdivision plat pending approval.
9. **Parcel BB, Phase 1B (Daniel Island) TMS# 2770000011.** 0.44 ac. 2 lots. DI-R. Preliminary subdivision plat pending approval.
10. **Bolton's Landing, Phase 5A & 5B (West Ashley) TMS# 2860000003.** 33.17 ac. 52 lots. SR-1(ND). Preliminary subdivision plat approved.
11. **Lawton Park, Phase 1 (James Island) TMS# 4260900136.** 4.72 ac. 8 lots. SR-1. Final subdivision plat pending approval.
12. **Benefitfocus Parcel 1 (Daniel Island) TMS# 2750000132.** 22.8 ac. 2 lots. DI-GO. Final subdivision plat pending approval.
13. **Carolina Bay, Phase 14 (West Ashley) TMS# 3090000054.** 772.9 ac. 24 lots. PUD. Preliminary subdivision plat pending approval.
14. **Parcel F, Block F (Daniel Island) TMS# 2750000249.** 9.43 ac. 14 lots. DI-R. Final subdivision plat pending approval.

ROAD CONSTRUCTION PLANS

1. **Swygert's Landing, Phase 4 (Johns Island) TMS# 3120000050.** 201.1 ac. 26 lots. C(ND). Road construction plans under review.
2. **Fenwick Hills, Phase 3 (Johns Island) TMS# 2790000017, 666.** 19.22 ac. 49 lots. SR-1. Road construction plans under review.
3. **1385 Ashley River Road Entrance (West Ashley) TMS# 3500400032, 035.** DR-1. Road construction plans pending approval.
4. **Grand Terrace at Grand Oaks (West Ashley) TMS# 3010000692.** 36.29 ac. 85 lots. PUD. Road construction plans under review.
5. **Parcel BB, Phase 1B (Daniel Island) TMS# 2770000011.** 0.44 ac. 2 lots. DI-R. Road construction plans pending approval.
6. **Bolton's Landing, Phase 5A & 5B (West Ashley) TMS# 2860000003.** 33.17 ac. 52 lots. SR-1(ND). Road construction plans pending approval.
7. **Stiles Point (James Island) TMS# 4260000003, 4261600118.** 31.05 ac. 92 lots. SR-1. Road construction plans under review.
8. **Carolina Bay, Phase 14 (West Ashley) TMS# 3090000054.** 772.9 ac. 24 lots. PUD. Road construction plans under review.

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 2 George St, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays. Additional information on these cases may also be obtained by visiting www.charleston-sc.gov/pc.

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.

CITY OF CHARLESTON PLANNING COMMISSION

June 17, 2015

Rezoning 2 :

4 Charlotte St & 73-77 Washington St (Peninsula)

BACKGROUND

The applicant is requesting approval for a change to the Old City Height District Overlay. The request proposes to rezone four properties at the corner of Charlotte Street and Washington Street from the existing WP district to the 50/25 district. The subject properties, located on southern part of the block bounded by East Bay Street, Charlotte Street, Chapel Street and Washington Street, is zoned General Business (GB) and is vacant except for a dilapidated residential structure. Nearby and adjacent uses include office, retail, residential, container port operations, utility transformer yard, parking garage and residential. The property is surrounded by GB and HI (Heavy Industrial) zonings.

The urban block on which the subject property is situated, is split by the boundaries of two height districts: the 50/25 district and the WP district. The subject properties are all within the WP district which occurs only on State Ports Authority property and a few adjacent privately-owned properties. The WP allows up to 60 feet of height for buildings, but limits the amount of lot coverage of buildings on a site that may not be conducive to good urban design. The 50/25 district limits buildings to 50 feet in height but could allow a more consistent pattern of development on this block.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** encourages appropriate infill and redevelopment within already urbanized areas. The Century V Plan map indicates the subject property is within an area designated as **Urban Core**. The Urban Core is the densest, most mixed-use portion of the City generally comprised of the central business district. The area of the peninsula surrounding the subject property consists of a wide variety of urban uses and building types and significant potential for urban infill. Given the surrounding height districts and existing pattern of development, the 50/25 Old City Height District is appropriate for this site.

STAFF RECOMMENDATION

APPROVAL

Rezoning 2

4 Charlotte St & 73-77 Washington St (Peninsula)

TMS# 4591302004 through 007

approx. 0.343 ac.

Request to rezone from WP Old City Height District
to 50/25 Old City Height District.
Zoned General Business (GB).

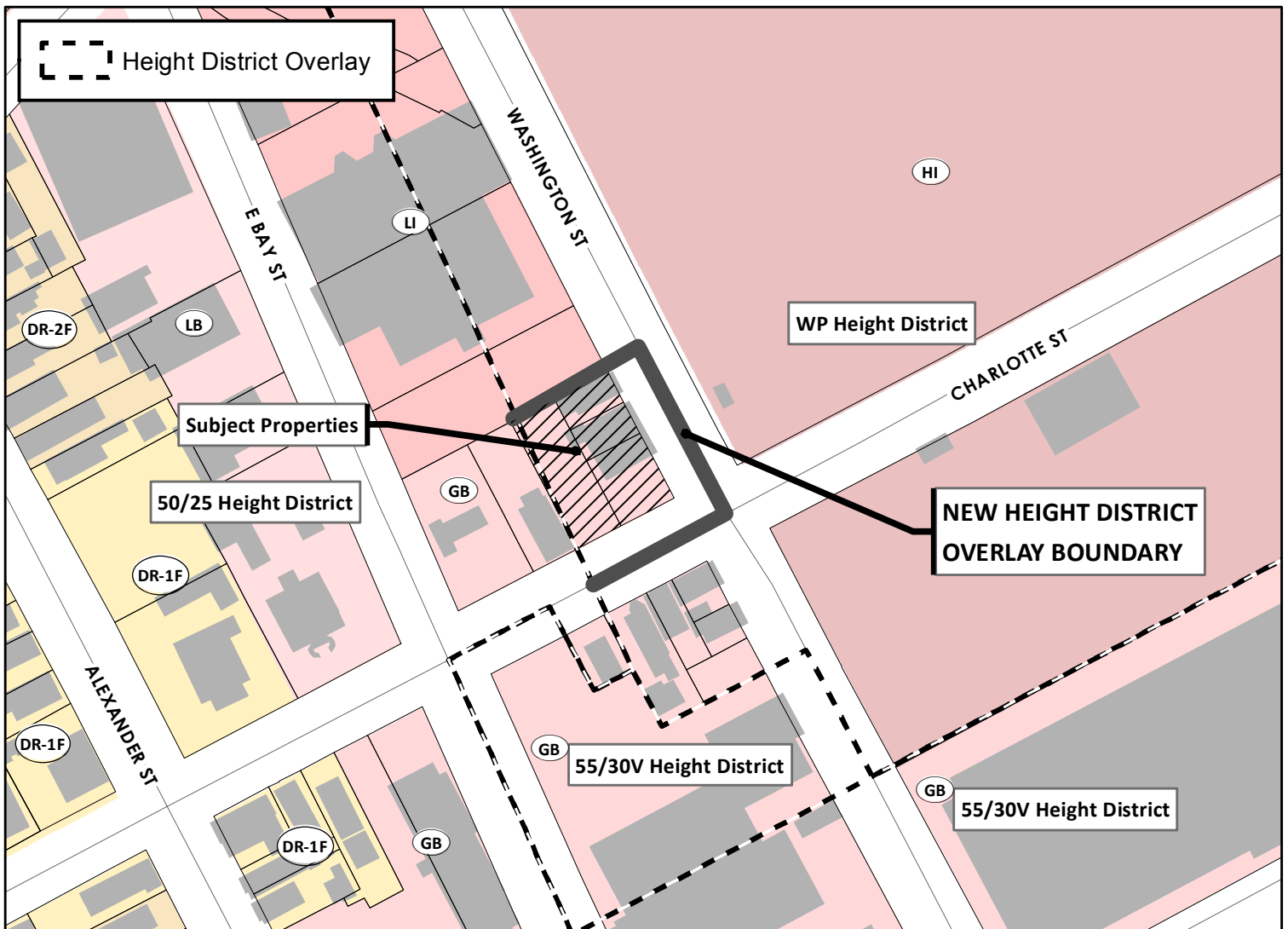
Owner: Washington Partners LLC

Applicant: Steve Turner

Area



Location



CITY OF CHARLESTON PLANNING COMMISSION

June 17, 2015

Rezoning 3 :

511-519 Meeting St & 88-90 Cooper St (Peninsula)

BACKGROUND

The applicant is requesting rezoning from Light Industrial (LI) & General Business (GB) to Mixed-Use Workforce Housing (MU-2/WH) and 55/30 Old City Height District to 80/30 Old City Height District on the westernmost portion of the subject properties. The properties are located on Meeting Street adjacent to ramps for Interstate 26 and between Lee Street and Sheppard Street. Surrounding zonings include General Business (GB), Light Industrial (LI) and Mixed-Use/Workforce Housing.

The subject property contains warehouse/office buildings on some of the property. A majority of the property is vacant and surrounded by other vacant properties across Meeting Street and across the I-26 ramp to Meeting Street. Surrounding uses vary widely as there is a blend of historic and more recent uses and buildings along with vacant lots or buildings considered candidates for redevelopment. Existing surrounding uses include the Charleston Housing Authority Headquarters, an early childhood education center, the old Copleston's Cleaners building, single and multi-family homes, self-storage business, a bar/club, and the former site of the old Cooper River Bridges (across Lee Street).

The extension of height districts that allow taller buildings has been occurring over the past several years. Given the juxtaposition of the adjacent Interstate highway ramp, additional height on the rear portion of the property may be possible without affecting views from King Street or Meeting Street.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** encourages appropriate infill development within already urbanized areas. The Century V Plan map indicates the subject property is within an area designated as **Urban**. The Urban district is one of the densest, most mixed-use portions of the City and occurs mostly on the peninsula. The area of the peninsula surrounding the subject properties consists of a wide variety of urban uses and building types and significant potential for urban infill. Because the GB and LI zone districts allow both residential and commercial uses, the proposed zoning is appropriate for this property. Given the location of this urban block in relation to I-26, Meeting Street and King Street, the change to the 80/30 Old City Height District on the portion 100 feet back from the frontage along Meeting Street is appropriate.

STAFF RECOMMENDATION

APPROVAL

Rezoning 3

511-519 Meeting St & 88-90 Cooper St (Peninsula)

TMS# 4590503080 through 084 & 088

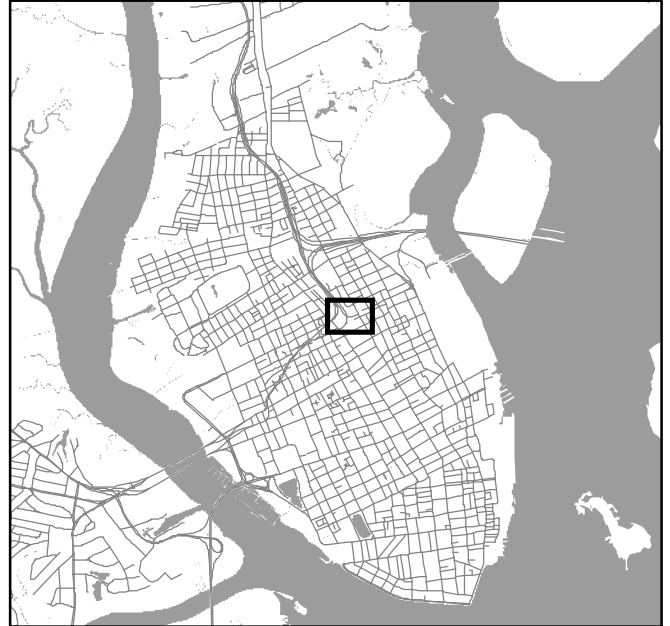
approx. 1.16 ac.

Request to rezone from Light Industrial (LI)
& General Business (GB) to Mixed-Use
Workforce Housing (MU-2/WH) and
55/30 Old City Height District to
80/30 Old City Height District
on a (western) portion.

Owner: Multiple Owners

Applicant: LS3P Associates – Richard Gowe

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

June 17, 2015

Subdivision 1:

**Woodbury Park
(Killifish Road – Johns Island)**

BACKGROUND

The applicant is requesting subdivision concept plan approval for 52.94 acres on Killifish Road at Brownswood Road on Johns Island. This project consists of a subdivision to create 48 lots for detached single-family residences. New rights-of-way will be created as part of the proposed subdivision and all parcels will be accessed from the new rights-of-way. The property contains grand trees and non-jurisdictional wetlands around which residences and the rights-of-way will be sited. The City's Technical Review Committee (TRC) has reviewed the conceptual subdivision for compliance with City standards.

The property is currently zoned Single-Family Residential (SR-1). The surrounding area includes primarily single-family detached residences and rural areas.

STAFF RECOMMENDATION

RECOMMENDATION TO BE MADE AT HEARING

Subdivision 1

Killifish Road (Woodbury Park – Johns Island)

TMS# 3130000048-050

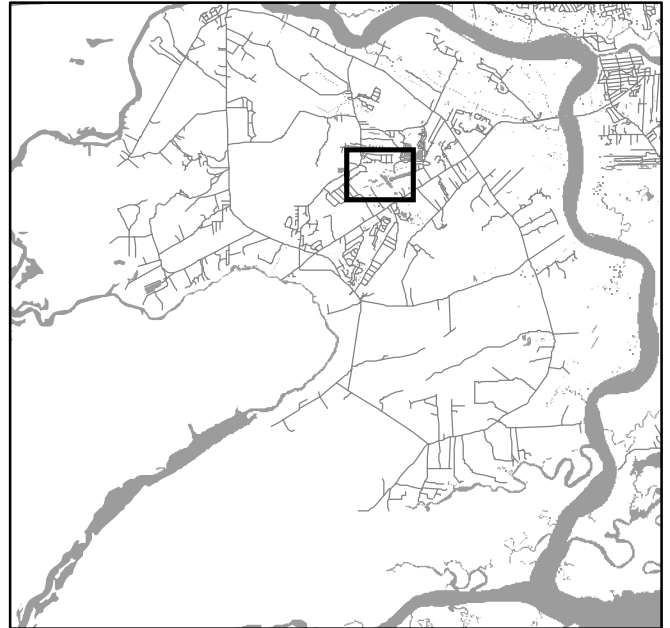
52.94 ac

Request subdivision concept plan approval. 48 lots.
Zoned Single-Family Residential (SR-1).

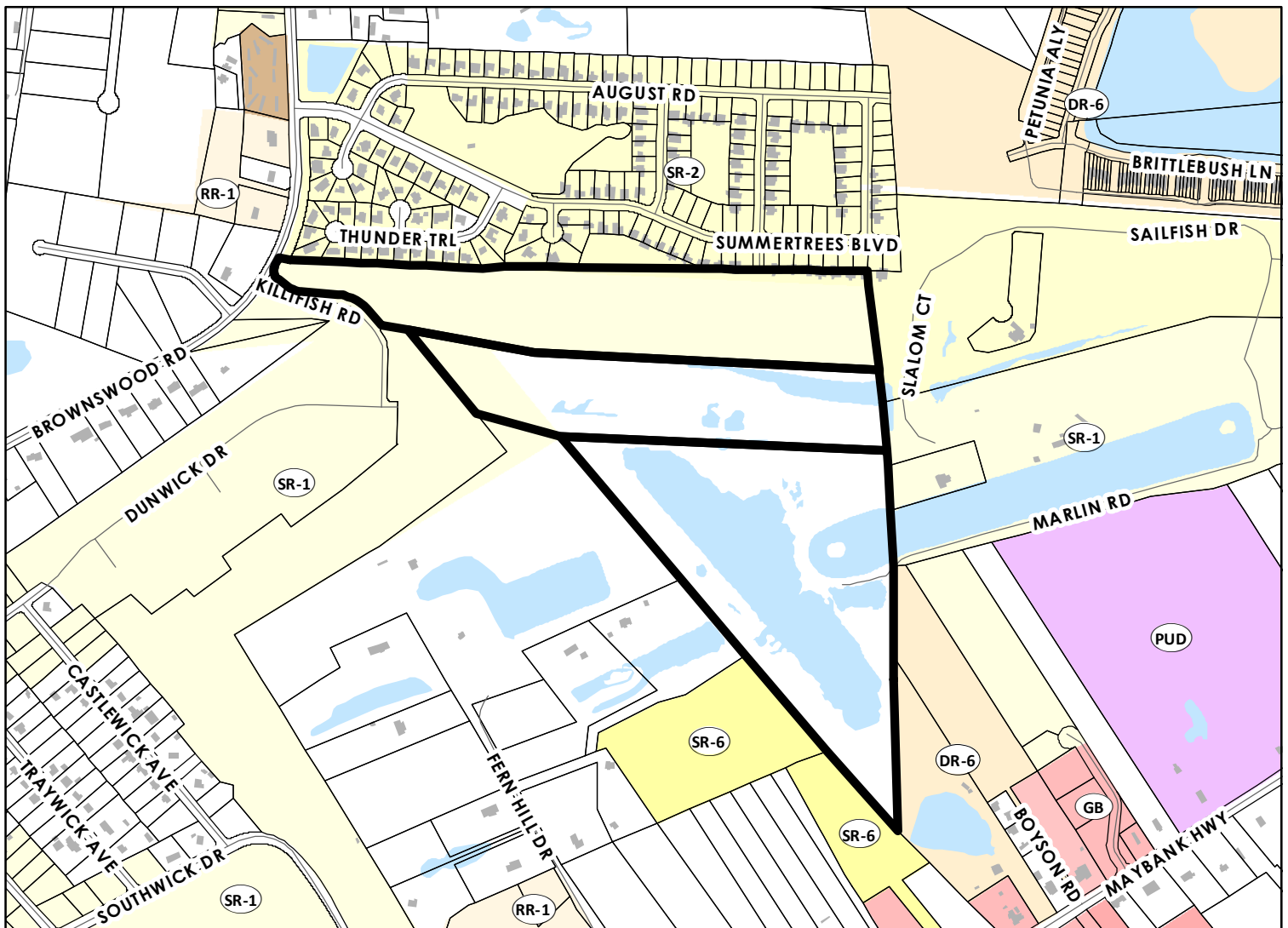
Owner: John Bailey, Noel Tumbleston,
Charles Tumbleston

Applicant: HLA, Inc. Engineering & Land Surveying

Area



Location





**CITY OF CHARLESTON
PLANNING COMMISSION**

June 17, 2015

Subdivision 2:

**Parkshore Row
(Orange Grove Road – West Ashley)**

BACKGROUND

The applicant is requesting subdivision concept plan approval for 0.57 acres on Orange Grove Road east of Cosgrove Road in West Ashley. This project consists of a subdivision to create 6 lots to separate six existing single-family residences that are currently under a horizontal property regime on one parcel into fee simple lots. No new rights-of-way will be created as part of the proposed subdivision and the new lots will be accessed from a new access easement. The City's Technical Review Committee (TRC) has reviewed the conceptual subdivision for compliance with City standards. The proposed subdivision requires approval by the Board of Zoning Appeals – Zoning in order to create lots that do not meet the lot frontage and setback requirements of the Zoning Ordinance.

The property is currently zoned Diverse Residential (DR-2F). The surrounding area includes primarily single-family detached residences, multi-family residences, and institutional uses.

STAFF RECOMMENDATION

RECOMMENDATION TO BE MADE AT HEARING

Subdivision 2

Orange Grove Road (Parkshore Row – West Ashley)

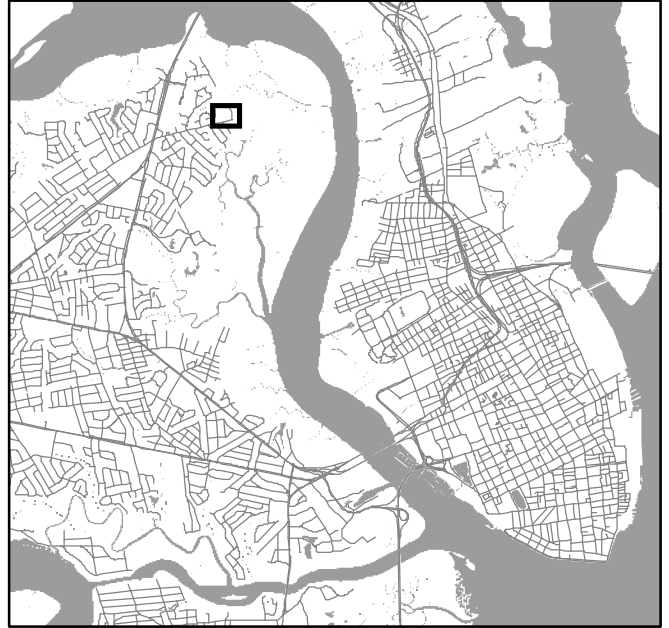
TMS# 4150900011, 214-218, 226

0.57 ac.

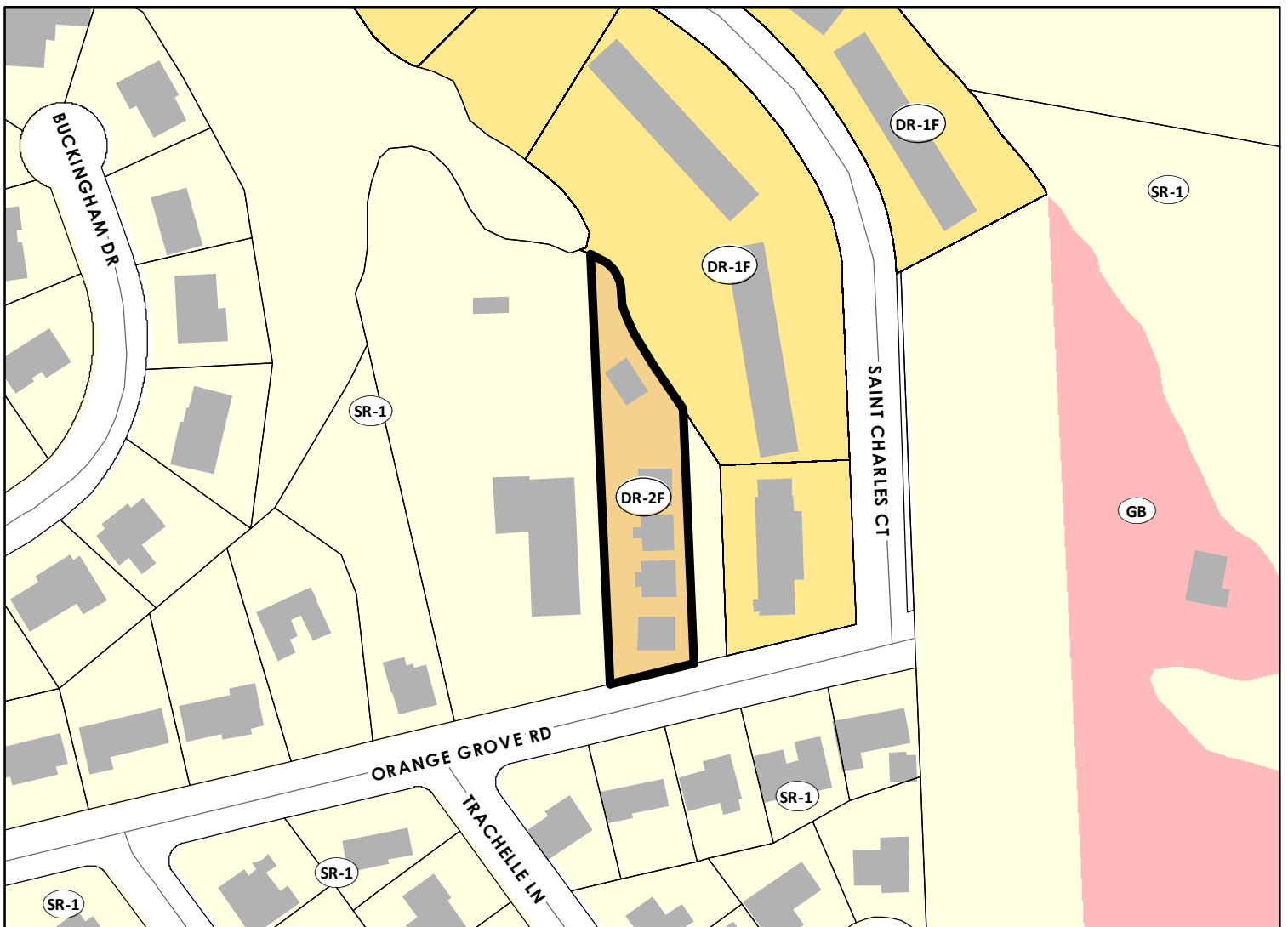
Request subdivision concept plan approval. 6 lots.
Zoned Diverse Residential (DR-2F).

Owner: Various
Applicant: Craig Delk

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

June 17, 2015

Subdivision 3:

**Ashley Pointe
(Sanders Road – West Ashley)**

BACKGROUND

The applicant is requesting subdivision concept plan approval for 84.39 acres on Sanders Road near Bees Ferry Road in West Ashley. This project consists of a subdivision to create 136 lots for detached single-family residences. New rights-of-way will be created as part of the proposed subdivision and all parcels will be accessed from the new rights-of-way. The property contains grand trees and jurisdictional wetlands around which residences and the rights-of-way will be sited. The City's Technical Review Committee (TRC) has reviewed the conceptual subdivision for compliance with City standards.

The property is currently zoned Single-Family Residential (SR-6). The surrounding area includes primarily single-family detached residences.

STAFF RECOMMENDATION

RECOMMENDATION TO BE MADE AT HEARING

Subdivision 3

Sanders Road (Ashley Pointe – West Ashley)

TMS# 2860000444

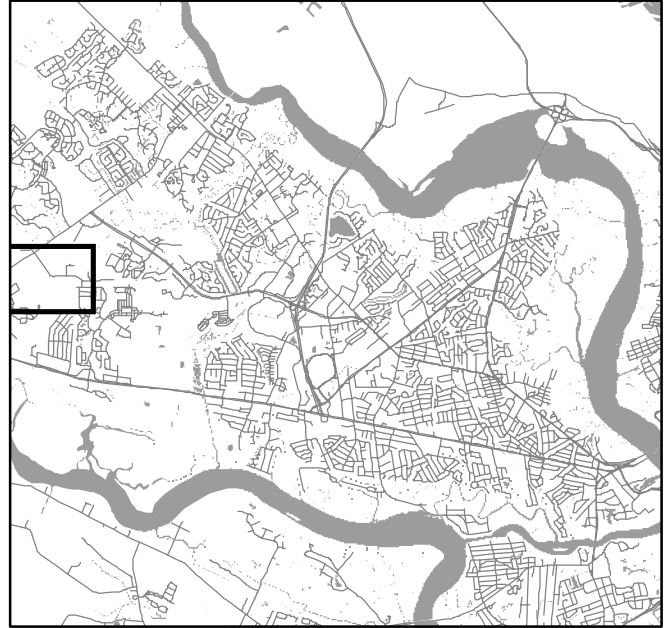
84.39 ac.

Request subdivision concept plan approval. 136 lots.
Zoned Single-Family Residential (SR-6).

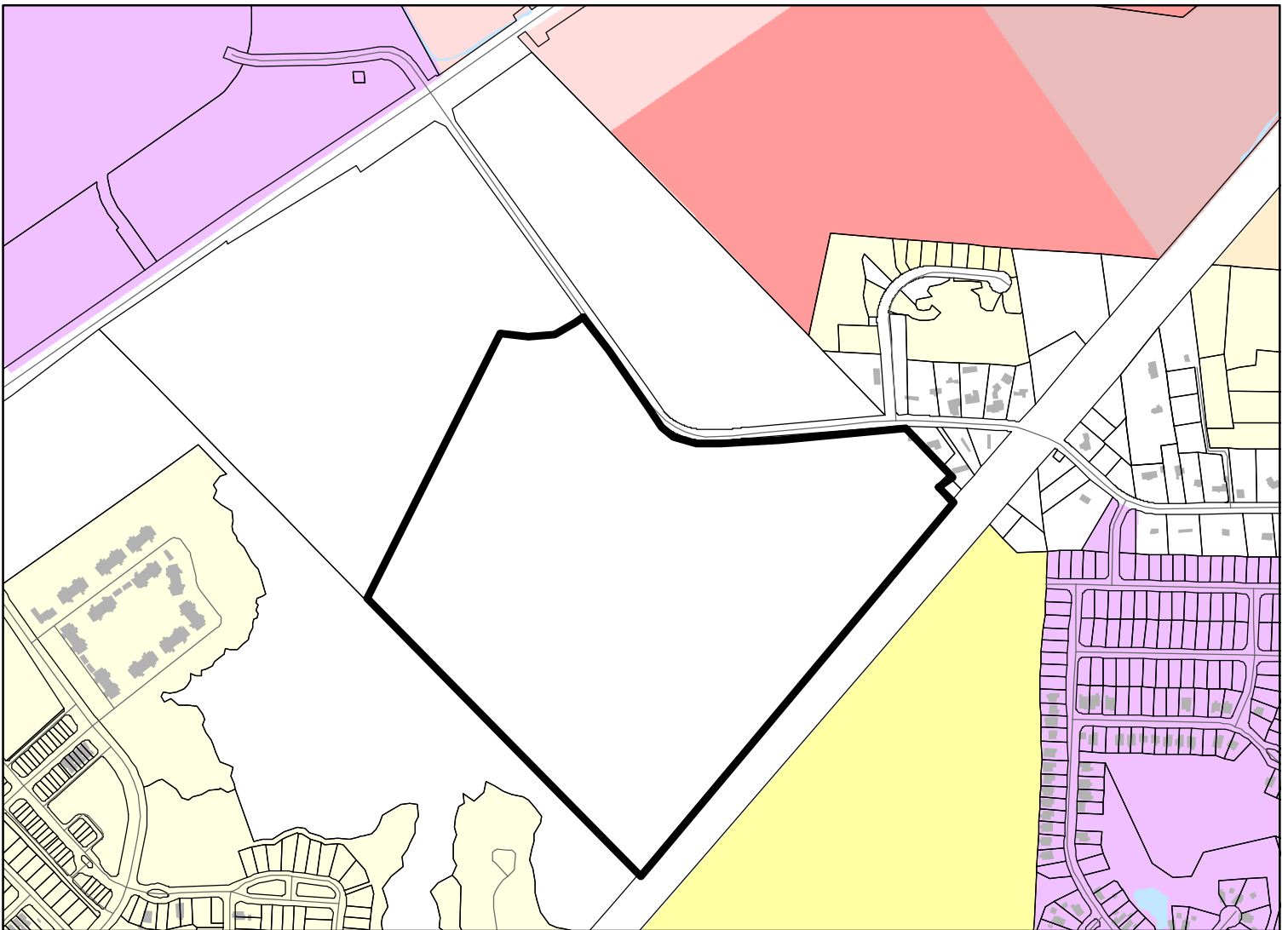
Owner: Bear Island, LLC 2

Applicant: HLA, Inc. Engineering & Land Surveying

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

June 17, 2015

Zonings 1 and 2 :

Recently Annexed Properties in West Ashley

BACKGROUND

The following zoning items are located in **West Ashley** and were recently annexed into the City. The zoning districts recommended in the City closely match the zonings assigned to the properties in Charleston County or they are compatible with the context of the existing development or lot sizes in the surrounding neighborhoods.

<u>Zoning Item</u>	<u>Property Address</u>	<u>Acres</u>	<u>Land Use</u>	<u>Previous Zoning</u>	<u>Recommended Zoning</u>
1.	2977 Bolton Rd	0.36	Single-Family Residential	R-4	SR-1
2.	300 Magnolia Rd	0.173	Single-Family Residential	R-4	SR-2

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends maintaining the character of established areas in the City when considering the zoning of property. The subject properties are designated in the Century V Plan as **Suburban** which is a predominately residential district with varying densities. Given the existing pattern of development in the surrounding area the proposed zonings are appropriate for these sites.

STAFF RECOMMENDATION

APPROVAL ON ITEMS 1 AND 2

Zoning 1

2977 Bolton Rd (West Ashley)

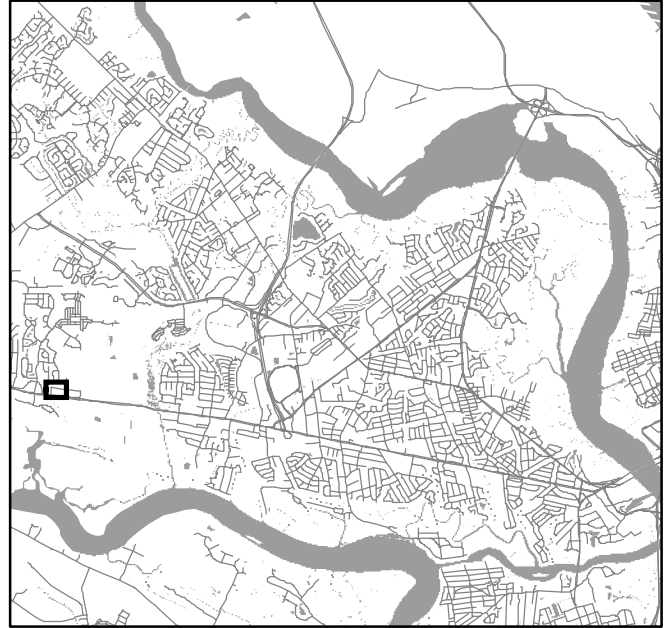
TMS# 3071000040

0.36 ac.

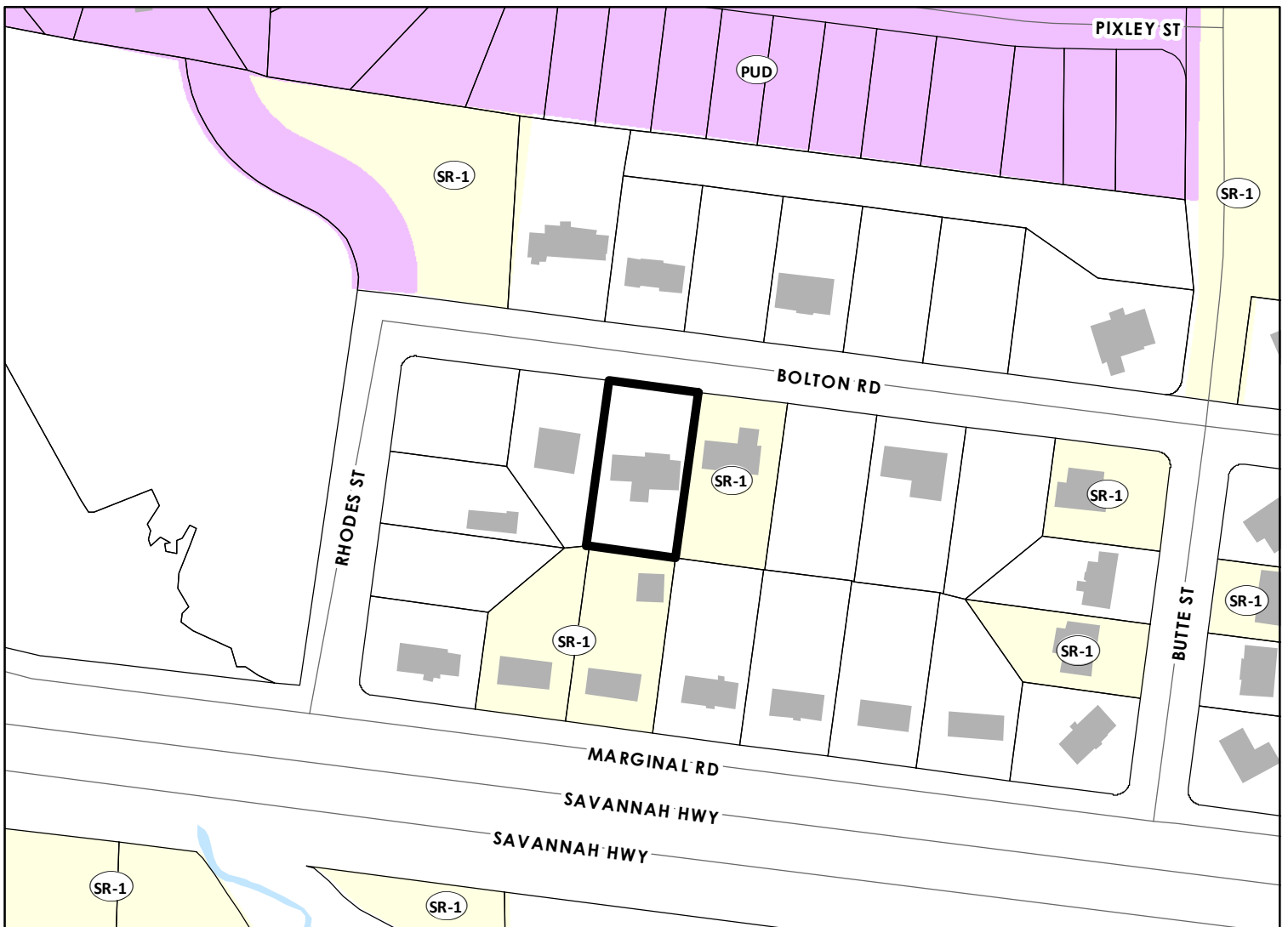
Request zoning of Single-Family Residential (SR-1).
Zoned Single-Family Residential (R-4)
in Charleston County.

Owner: Jerome & Laurachelle White

Area



Location



Zoning 2

300 Magnolia Rd (West Ashley)

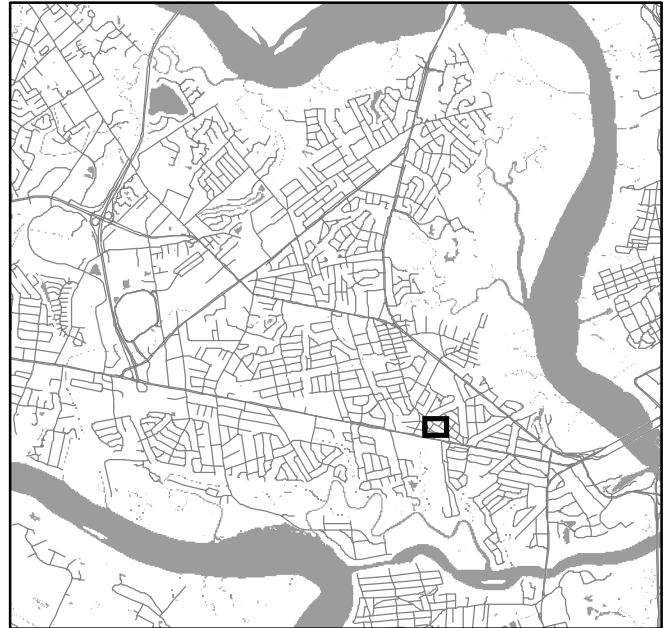
TMS# 4181300159

0.173 ac.

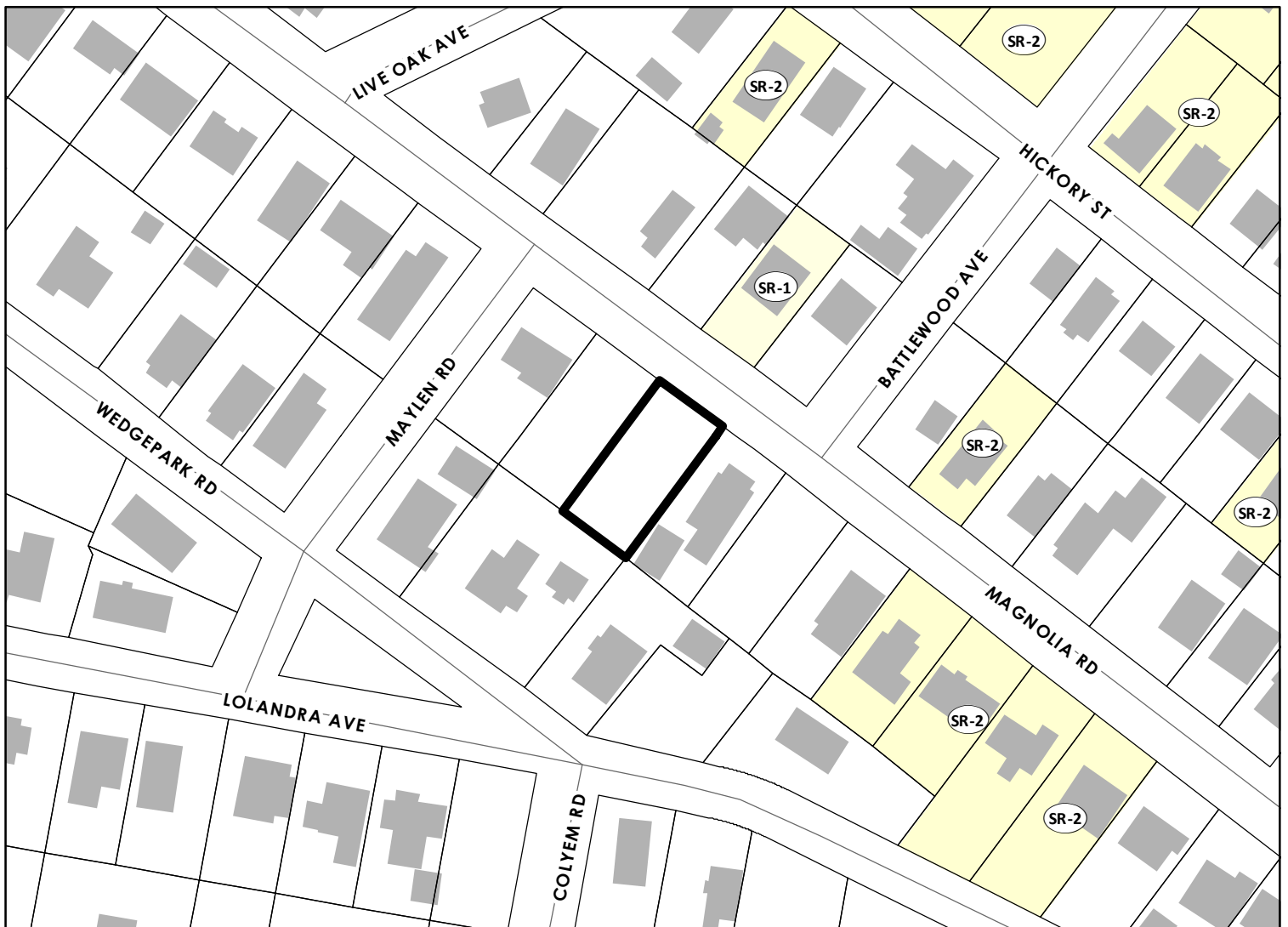
Request zoning of Single-Family Residential (SR-2).
Zoned Single-Family Residential (R-4)
in Charleston County.

Owner: Amy Horwitz & Norman Shea

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

June 17, 2015

Zonings 3 through 9 :

Recently Annexed Properties in Cainhoy

BACKGROUND

The following zoning items are located in **Cainhoy** and were recently annexed into the City. The zoning districts recommended in the City closely match the zonings assigned to the properties in Berkeley County or they are compatible with the context of the existing development or lot sizes in the surrounding neighborhoods.

<u>Zoning Item</u>	<u>Property Address</u>	<u>Acres</u>	<u>Land Use</u>	<u>Previous Zoning</u>	<u>Recommended Zoning</u>
3.	239 Nelliefield Creek Dr	0.20	Single-Family Residential	R2	SR-6
4.	139 Nelliefield Creek Dr	16.94	HOA Common Area	R2	SR-6
5.	252 Nelliefield Creek Dr	0.62	HOA Common Area	R2	SR-6
6.	198 Nelliefield Creek Dr	0.962	HOA Common Area	R2	SR-6
7.	459 Nelliefield Trl	0.114	HOA Common Area	R2	SR-6
8.	Nelliefield Trl	3.026	HOA Common Area	R2	SR-6
9.	Indigo Marsh Circle	6.58	HOA Common Area	R2	SR-6

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends maintaining the character of established areas in the City when considering the zoning of property. The subject properties are designated in the Century V Plan as **Suburban** or **Suburban Edge** which are predominately residential with varying densities. Given the existing pattern of development in the surrounding area the proposed zonings are appropriate for these sites.

STAFF RECOMMENDATION

APPROVAL ON ITEMS 3 THROUGH 9

Zoning 3

239 Nelliefield Creek Dr (Nelliefield - Cainhoy)

TMS# 2690104045

0.20 ac.

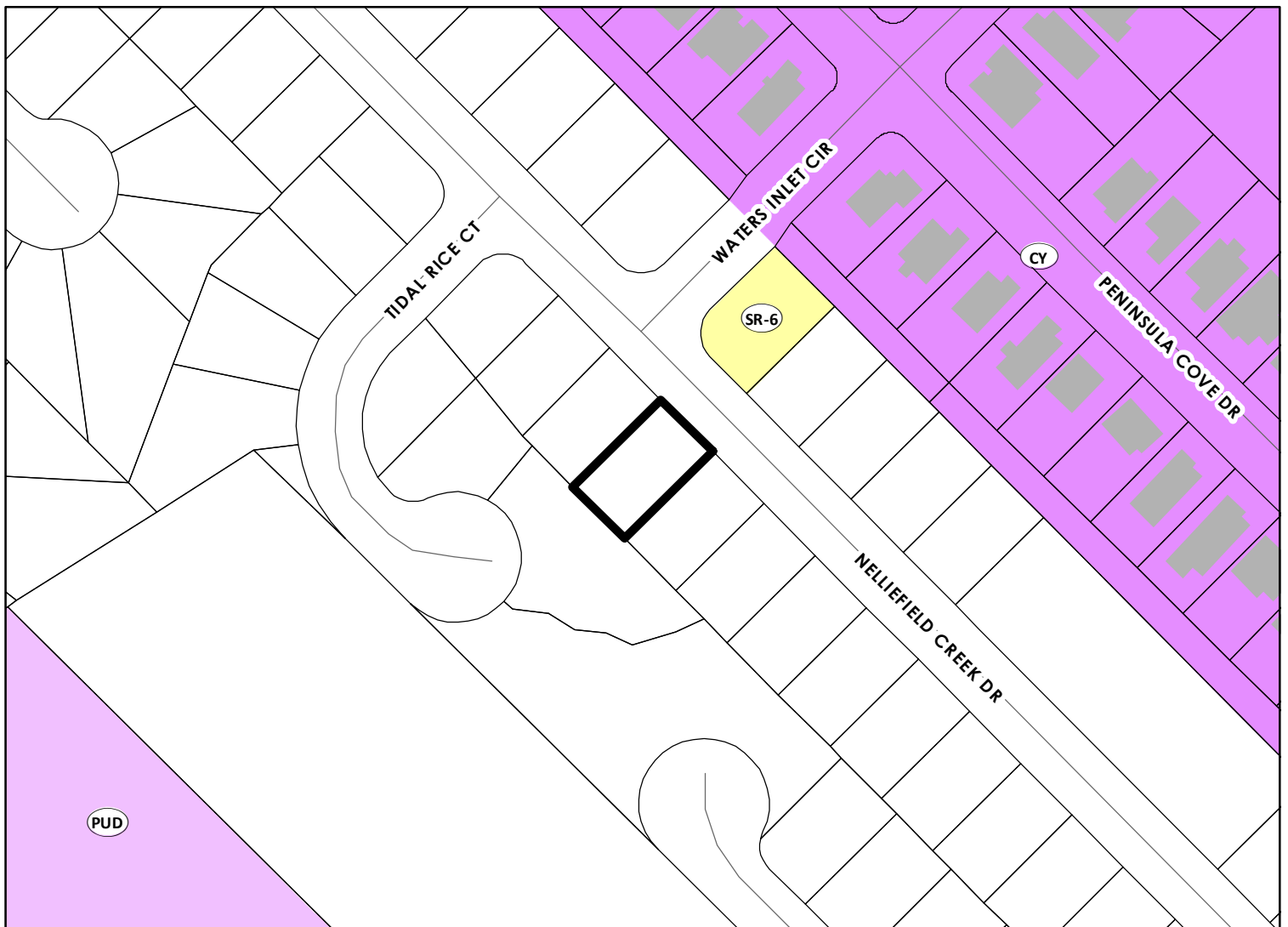
**Request Single-Family Residential (SR-6).
Zoned Manufactured Residential (R2)
in Berkeley County.**

Owner: Joshua & Kayla Jones

Area



Location



Zoning 4

151 Nelliefield Creek Dr (Nelliefield - Cainhoy)

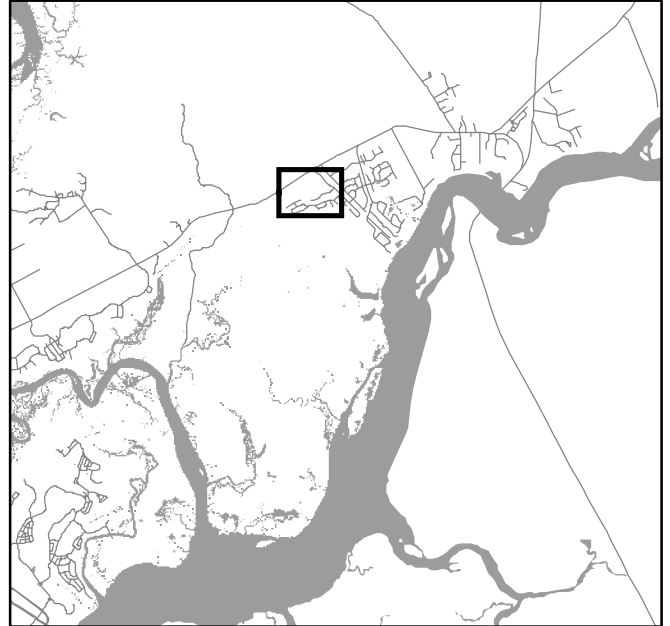
TMS# 2690104111

16.94 ac.

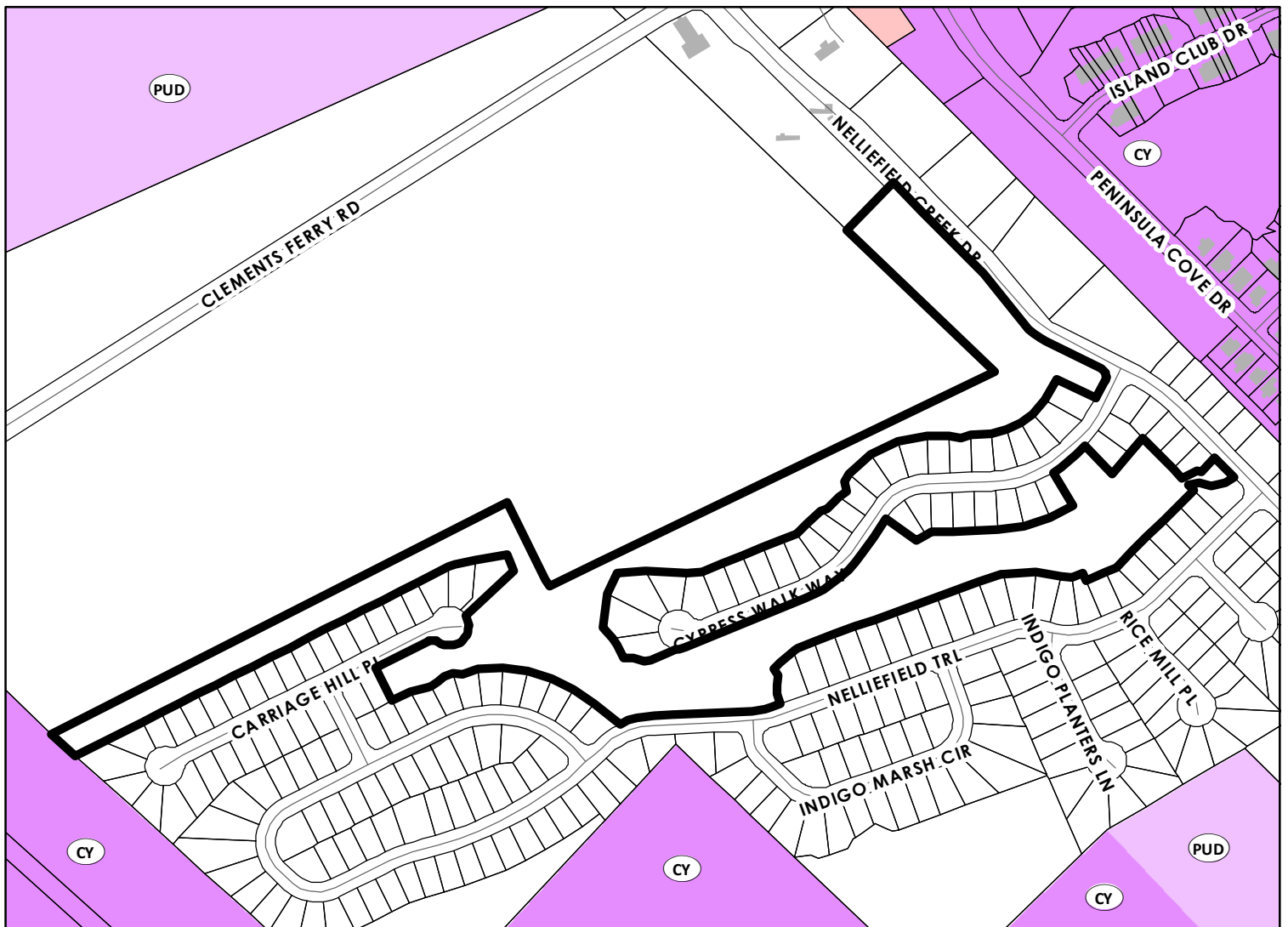
**Request Single-Family Residential (SR-6).
Zoned Manufactured Residential (R2)
in Berkeley County.**

Owner: Nelliefield POA

Area



Location



Zoning 5

252 Nelliefield Creek Dr (Nelliefield - Cainhoy)

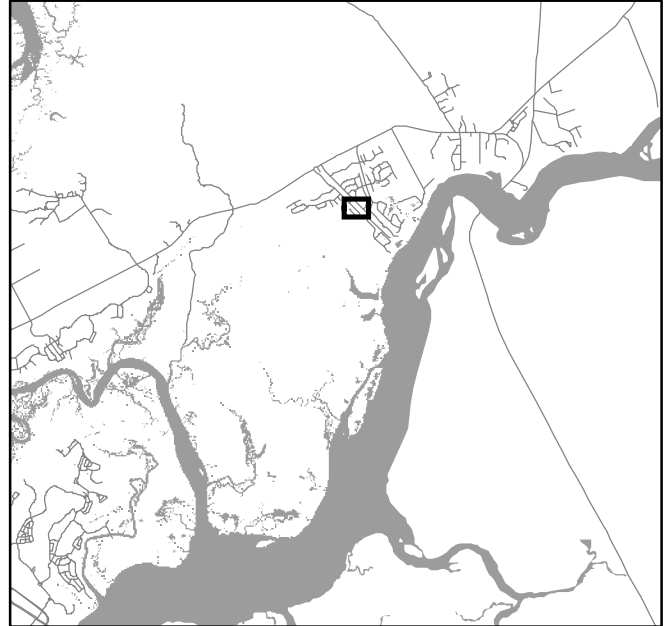
TMS# 2690104115

0.62 ac.

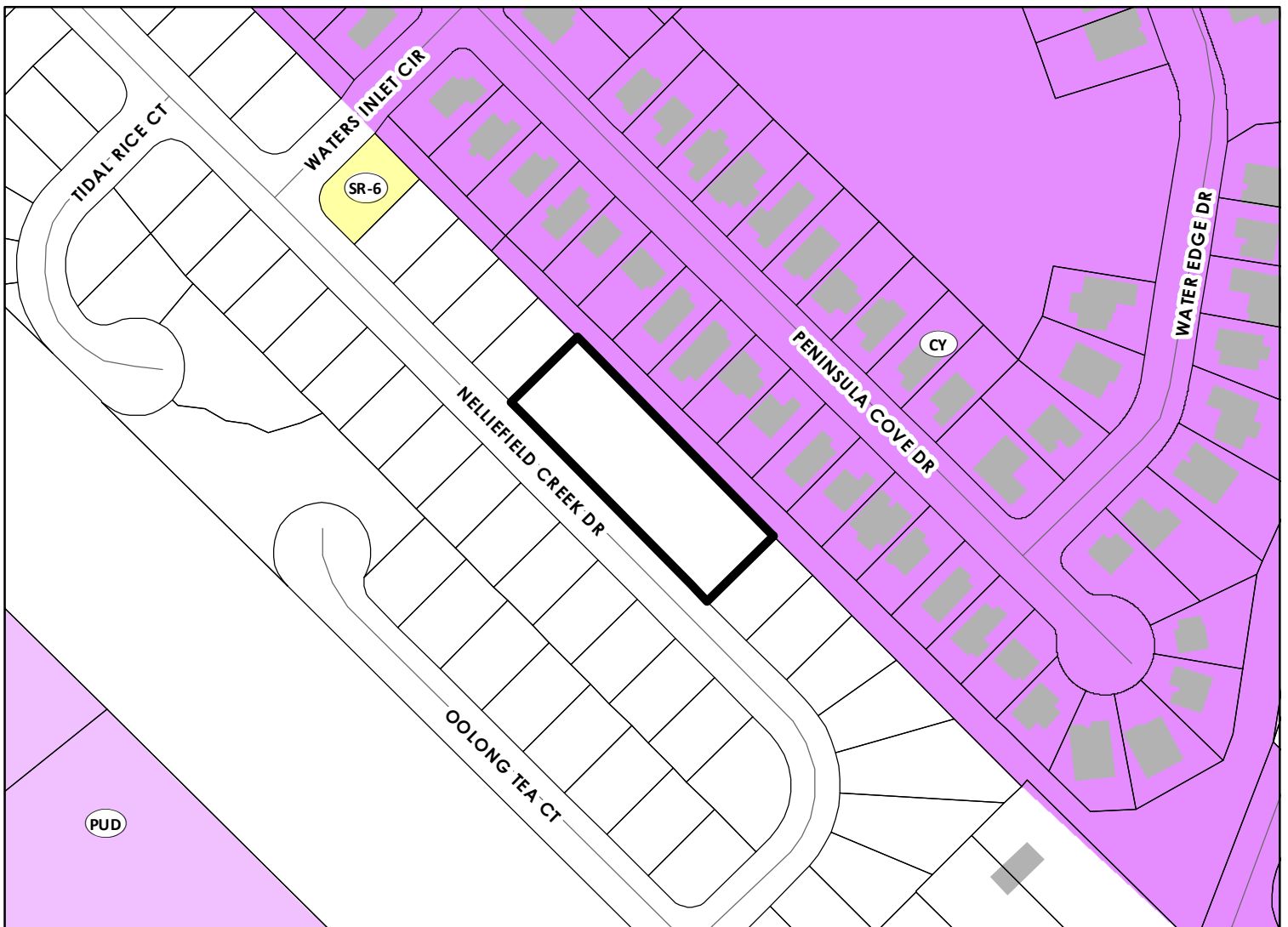
**Request Single-Family Residential (SR-6).
Zoned Manufactured Residential (R2)
in Berkeley County.**

Owner: Nelliefield POA

Area



Location



Zoning 6

198 Nelliefield Creek Dr (Nelliefield - Cainhoy)

TMS# 2690104112

0.962 ac.

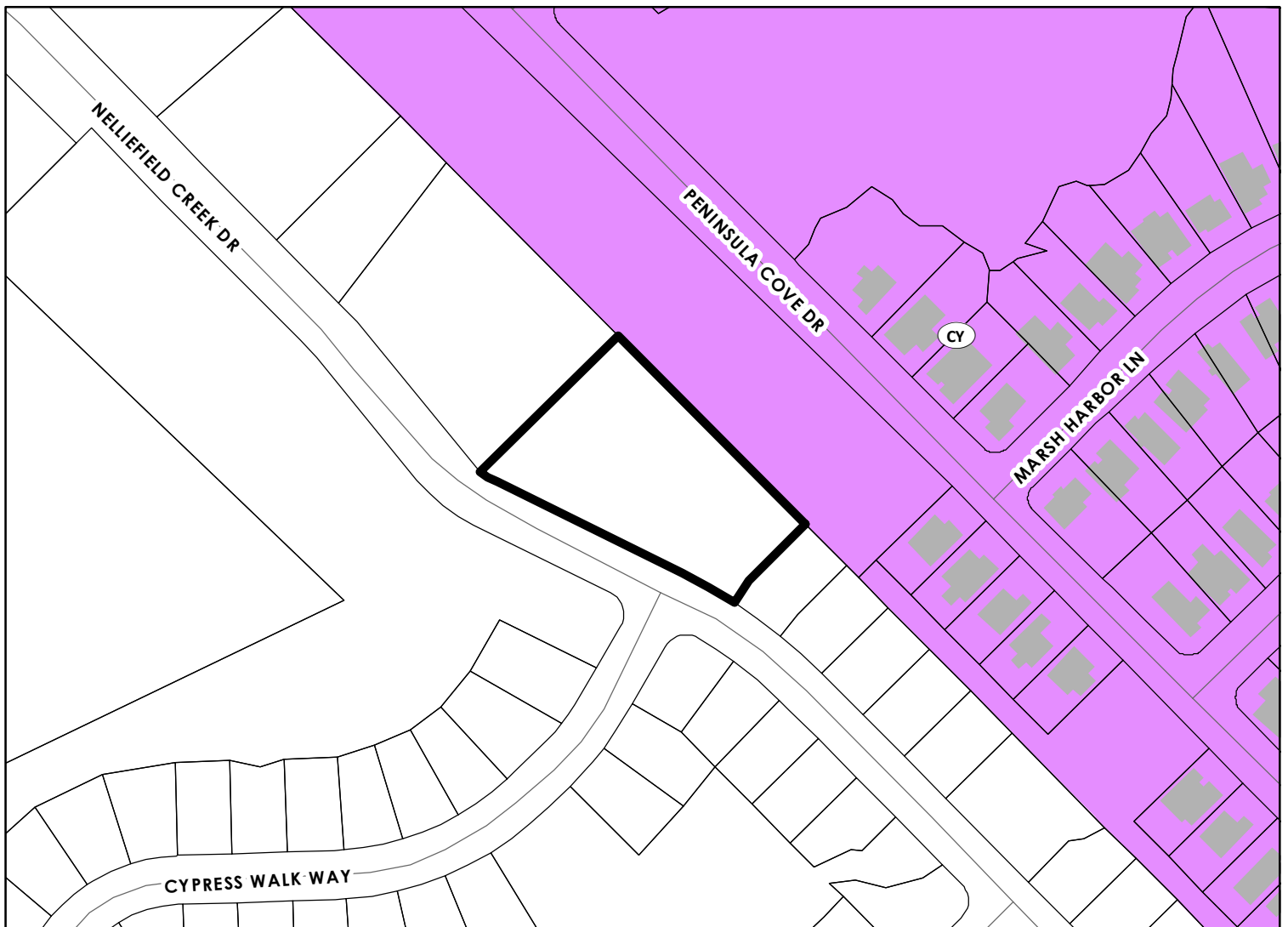
**Request Single-Family Residential (SR-6).
Zoned Manufactured Residential (R2)
in Berkeley County.**

Owner: Nelliefield POA

Area



Location



Zoning 7

459 Nelliefield Trl (Nelliefield - Cainhoy)

TMS# 2690105198

0.114 ac.

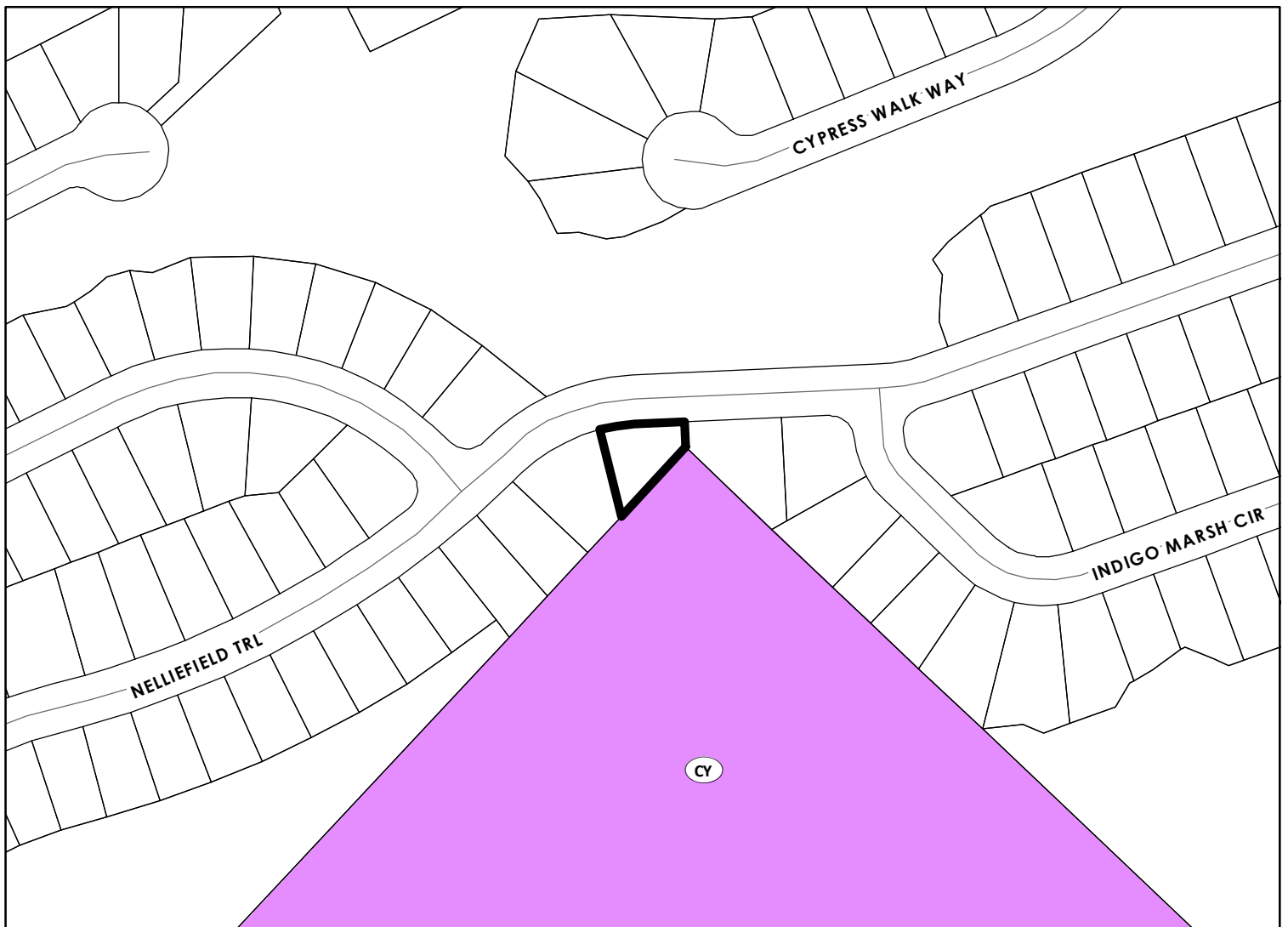
**Request Single-Family Residential (SR-6).
Zoned Manufactured Residential (R2)
in Berkeley County.**

Owner: Nelliefield POA

Area



Location



Zoning 8

Nelliefield Trl (Nelliefield - Cainhoy)

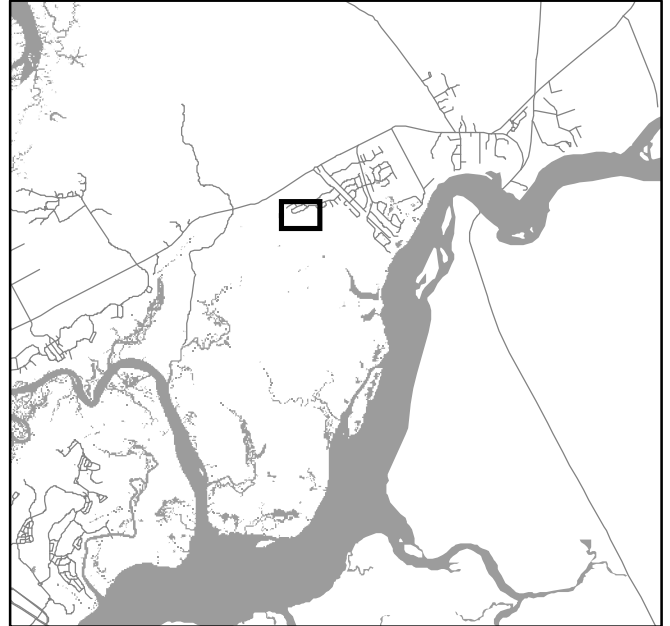
TMS# 2690104117

3.026 ac.

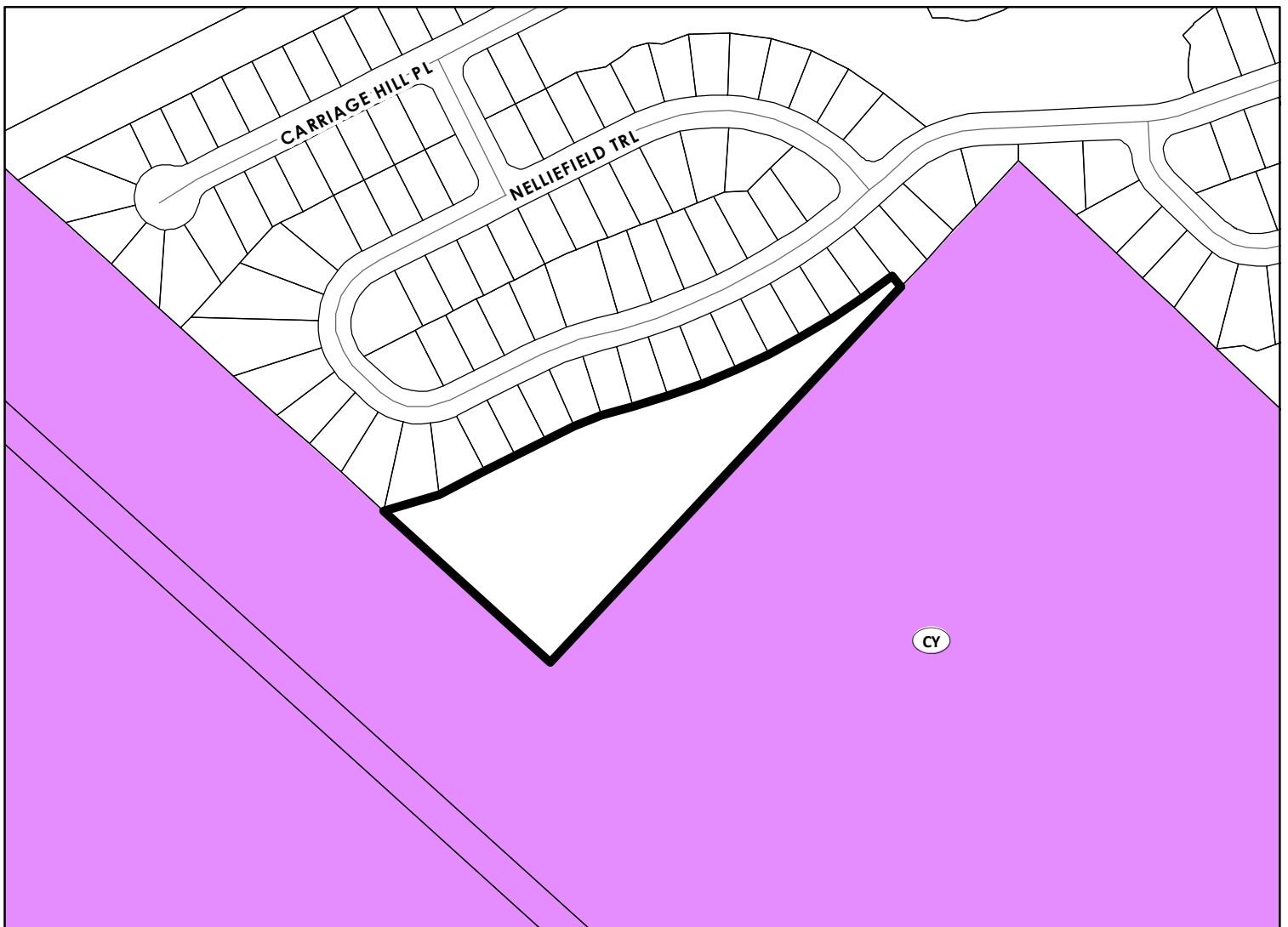
**Request Single-Family Residential (SR-6).
Zoned Manufactured Residential (R2)
in Berkeley County.**

Owner: Nelliefield POA

Area



Location



Zoning 9

Indigo Marsh Circle (Nelliefield - Cainhoy)

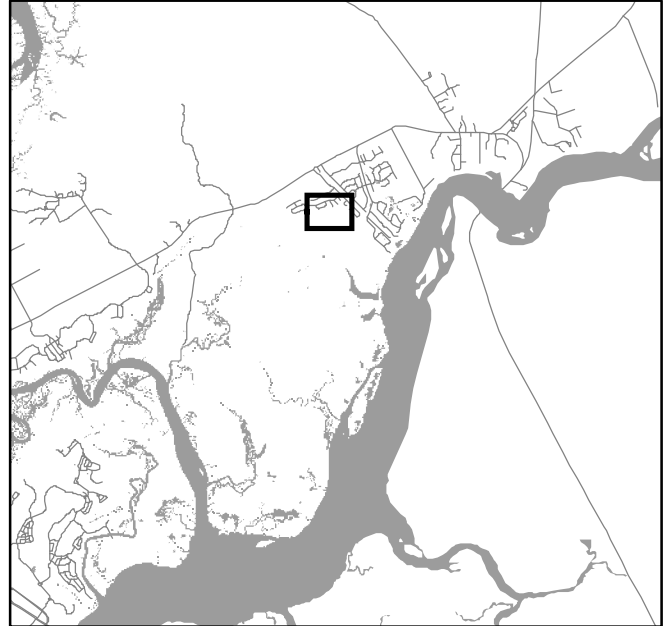
TMS# 2690104116

6.58 ac.

**Request Single-Family Residential (SR-6).
Zoned Manufactured Residential (R2)
in Berkeley County.**

Owner: Nelliefield POA

Area



Location

